

28.4 To be given an endorsement to the policies covering the Common Elements and Limited Common Elements requiring that such institutional Mortgagee be given any notice of cancellation provided for in such policy.

Additionally, written consent of all first mortgagees must be obtained before the Association may do any of the following:

a. Change the pro-rata interest or obligations of any unit for purposes of levying assessments and charges and determining shares of ownership of the Common Elements and Common Surplus:

b. By act or omission seek to abandon the condominium regime except as provided by South Carolina law and the within Master Deed in case of loss or damage to the Units and Common Elements of the Condominium regime.

29. Binding Effect, Covenants Running With the Land. The provisions of this Declaration, as amended from time to time, and of the annexed By-Laws and the Charter of the Association, as same may be lawfully amended from time to time, shall be binding upon all of the Unit Owners and their heirs, personal representatives, successors and assigns.

Restrictions contained in the By-Laws of the Association and rules and regulations promulgated in accordance with the condominium documents shall be applicable to and covenants running with the land.

The provisions hereof shall be enforceable covenants and equitable servitudes, and shall run with the land and shall be effective until this Declaration is revoked or terminated.

30. Remedies Upon Breach and Non-Waiver. Failure of a Unit Owner to comply with the terms of this Declaration, the By-Laws and Articles of incorporation of the Association attached as Exhibits shall entitle the Association or other Unit Owners to such relief as may be provided by

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